

BLAISE JOHN D & KARLA J
86325 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

38-2N-27-1330-0020-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		17	CB STUCCO 100		0900	01	2,757	101.5968	127.00	350,139	1997	1997	0	0	0	13.00	87.00	VALUATION BY		STANDARD																		
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2015													Heated Area: 2252																				
Roof Cover		03	COMP SHNGL 100															HX Base Yr 2015																				
Interior Wall		05	DRYWALL 100															BUILDING MARKET VALUE													304,621							
Interior Floo		13	LVT/LAMNT 70															TOTAL MARKET OB/XF VALUE													30,726							
Interior Floo		14	CARPET 30															TOTAL LAND VALUE - MARKET													225,000							
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE													560,347							
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction													205,381							
Bedrooms			3 100															ASSESSED VALUE													354,966							
Bathrooms			2.5 100															TOTAL EXEMPTION VALUE													HX HB VX 55,000							
Frame		03	MASONRY 100															BASE TAXABLE VALUE													299,966							
Stories		1.	1. 100															TOTAL JUST VALUE													560,347							
Units		0	0 100															NCON VALUE													0							
Occupancy		00	NONE 100		INCOME VALUE																																	
					PREVIOUS YEAR MKT VALUE													522,906																				
Quality		02	Quality Level 02																																			
DOR CODE		0100	SINGLE FAMILY																																			
MAP NUM			MKT AREA															04																				
NEIGHBORHOOD/LOC		4056.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,252	100	2,252	248,823																																		
FEP	154	80	123	13,590																																		
FGR	488	55	268	29,611																																		
FOP	42	30	13	1,436																																		
FSP	252	40	101	11,159																																		
TOTALS		3,188		2,757	304,621																																	
EXTRA FEATURES					86325 MEADOWFIELD BLUFFS RD, YULEE													BLD DATE				LGL DATE		03/18/2024		MLU												
																		XF DATE				LAND DATE																
																		INC DATE				AG DATE																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																						
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800																							
2	0300	BOAT DCK W	0 100	0	0	1,400.00	SF	40.00	40.00	100	1997	1997	3	25	14,000																							
3	0811	CONCRETE B	0 100	0	0	2,992.00	SF	4.42	4.42	100	1997	1997	3	73	9,654																							
4	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	26.00	100	1998	1998	3	26	1,352																							
5	0311	WD GANG WY	0 100	0	0	16.00	SF	45.00	45.00	100	1998	1998	3	20	144																							
6	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	400																							
7	0940	SHEDS/PORT	0 100	12	8	96.00	SF	45.00	45.00	100	2012	2012	3	55	2,376																							
LAND DESCRIPTION										TOTAL OB/XF										30,726																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000																					